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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: JORDAN FELD, AICP, SENIOR PLANNER
(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: DECEMBER 3, 2014

SUBJECT: Z14-24, BRIGHTON: REQUEST TO REZONE APPROXIMATELY 12.4 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF VAL VISTA DRIVE AND ELLIOT ROAD FROM SINGLE FAMILY-35 (SF-35) TO SINGLE FAMILY-7 (SF-7) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

The Town's Community Livability Strategic Initiative emphasizes the importance of promoting growth while retaining its defining characteristics; the requested action furthers this initiative by fostering compatible infill development consistent with surrounding rural residential character.

RECOMMENDED MOTION

FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR APPROVAL OF Z14-24, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

APPLICANT/OWNER

Company: Earl, Curley & Largarde
Name: Stephen C. Earl
Address: 3101 N. Central Ave.
#1000
Phone: 602-265-0094
Email: searl@ecllaw.com

Company: Vaun Family Trust
Name: Dale Willis
Address: 3850 E. Baseline Rd.
#118
Phone: 480-507-6200
Email: dale@willisproperty.com

BACKGROUND/DISCUSSION

History

Date

Action

June 16, 1981 Town Council adopted Annexation No. A81-1, Ordinance No. 294, annexing approximately 460 acres including the subject site.

November 5, 2014 Planning Commission held a study session on the subject request.

Overview

The 12.4-acre subject site is approximately 1,800 feet north of the northwest corner of Val Vista Drive and Elliot Road, with direct access from Val Vista Drive. This request is to rezone the site from SF-35 to SF-7 with a PAD overlay to allow for the development of a 43-lot single family residential subdivision. The site, which is an inactive farm, is surrounded by existing single family residential development and a church.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
South	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
East	Residential > 3.5-5 DU/Acre	Single Family-8 (SF-8) PAD, Single Family-7 (SF-7) PAD and Single Family-7 (SF-7) PAD
West	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7) PAD
Site	Residential > 3.5-5 DU/Acre	Single Family-35 (SF-35)

General Plan

The proposed residential density of 3.5 DU/acre is consistent with the General Plan Land Use Designation for the site, which is Residential > 3.5-5 DU/Acre. The subject request implements several General Plan Land Use Chapter goals and policies related to maintaining housing character (Goal 2), diversity of housing (Goal 4), mobility and connectivity (Goal 7) and infill development (Goal 8).

Rezoning

The requested rezoning is for Single Family-7 (SF-7) with a PAD overlay. The proposed development plan shows a conventional lot layout with the subdivision's primary access from Val Vista Drive and secondary connections proposed at the two existing local street tie-ins with adjacent development. The objective of the requested PAD is to maximize the livable area of the proposed lots by allowing greater lot coverage, reducing the lot width, reducing front and side building setbacks and removing the building front setback staggering requirement.

Site Development	LDC	Proposed
Min. Lot Area	7,000 sf	7,000 sf
Min. Lot Width/Depth	65'/100'	55'/100'
Max. Height	30'/ Two-Story	30'/ Two-Story
Min. Front Bldg. Setback	20' Livable/ 20' Front Entry Garage 15' Side Entry Garage 3' Setback Staggering	10' Livable/ 20' Front Entry Garage 10' Side Entry Garage No Setback Staggering
Min. Side Bldg. Setback	5'/10'	5'/5'
Min. Rear Bldg. Setback	20'	20'
Max. Lot Coverage	One-Story 45% Two-Story 40%	One-Story 45% Hybrid Two-Story 45% Two-Story 40%

Analysis

The proposed lot width of 55' is generally consistent with the surrounding residential development pattern, as is the reduced side yard setbacks of 5'/5'. Spring Creek, the existing development south of the subject site has 5'/5' side-yards, a typical lot width of 60' and provides for 4' of front setback staggering (18' to 22'). Esquire Village, the existing development north of the subject site has 5'/5' side-yards, a typical lot width of 58' and provides for 10' of front setback staggering (20' to 30'). The allowance of a 10' setback for livable areas and side-entry garages (from 20' and 15' respectively) without a staggering requirement (3' is required) would normally create some concern with regard to streetscape aesthetics. However, the proposed housing product provides staggering through each dwelling unit's projecting mass (the façade at the 10' setback) being set forward from the structure's primary mass (for example, products with a conventional forward-facing garage at a 20' setback is complimented by the 10' setback of the projecting livable area). Finally, the treatment of housing products with a minimal second story livable area that is also oriented to the street and away from potential adjacent single-story may justify the request for hybrid two-story models to be allowed the lot coverage increase requested. Staff is generally supportive of this development concept.

Planning Commission Study Session

The Planning Commission reviewed the subject request during study session on November 5, 2014. The Planning Commission made generally supportive comments about the project's density, street layout and open space design; however, several members of the Planning

Commission expressed concerns over the proposed deviations. These concerns and the applicant's response and/or mitigations are discussed below.

Concern #1 5'/5' side-yards create too dense of a character, restrict movement around the house and minimize the utility of these areas.

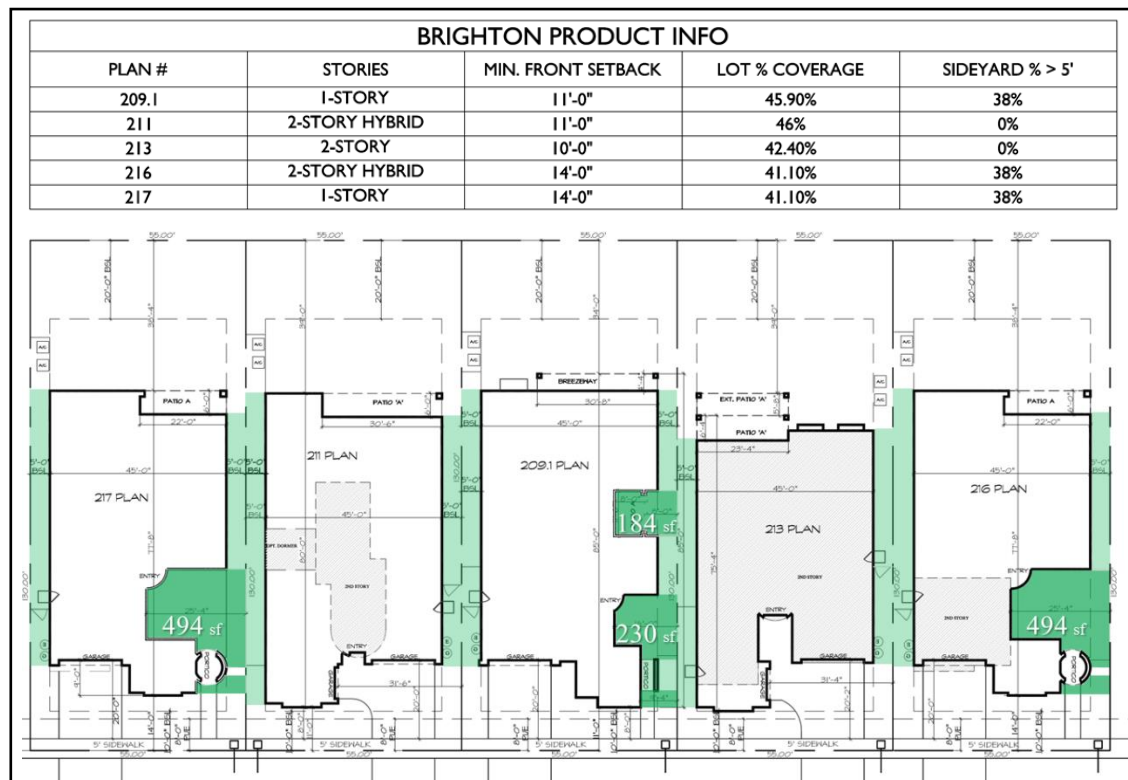
Response #1 The applicant would like to move forward with the 5'/5' side-yard setback concept for several reasons. The infill nature of the parcel lends itself to deeper lots with narrower widths. Adjacent development utilizes 5'/5' side-yards. The 5' side-yard allows for ease of access, particularly in consideration that these yards would serve as clearways (with no ground-mounted equipment). Larger side-yards may have the unintended consequence of fostering unsightly open-storage in areas more visible from the street. The model types proposed for this development include private open space pockets along the side-yards, which have the effect of increasing the average side-yard area and its functional value.

Concern #2 The effect of the proposed model plan series with regard to additional open space along the side-yards (as noted above) through notched-in private patio area is not clear in terms of functional or measurable benefit (ie, "What percentage of the side elevation is more setback more than 5'?").

Response #2 To mitigate the side-yard deviation request for 5'/5' side-yards; three of the five floorplan options will feature significant side courtyards, which expand the side-yards into highly functional and active spaces. The aforementioned models increase the setback from 5' for over 35% of the length of one side of the house. Figure 1 (next page) shows the proposed models and their percentage increase above the 5' minimum side-yard area. The following condition of rezoning is proposed to ensure this side-yard variation is achieved:

Development will provide three or more individual model types that contain a side-yard that exceeds 5' for at least 35% of the length of one of the model's side elevations.

Figure 1



Concern #3

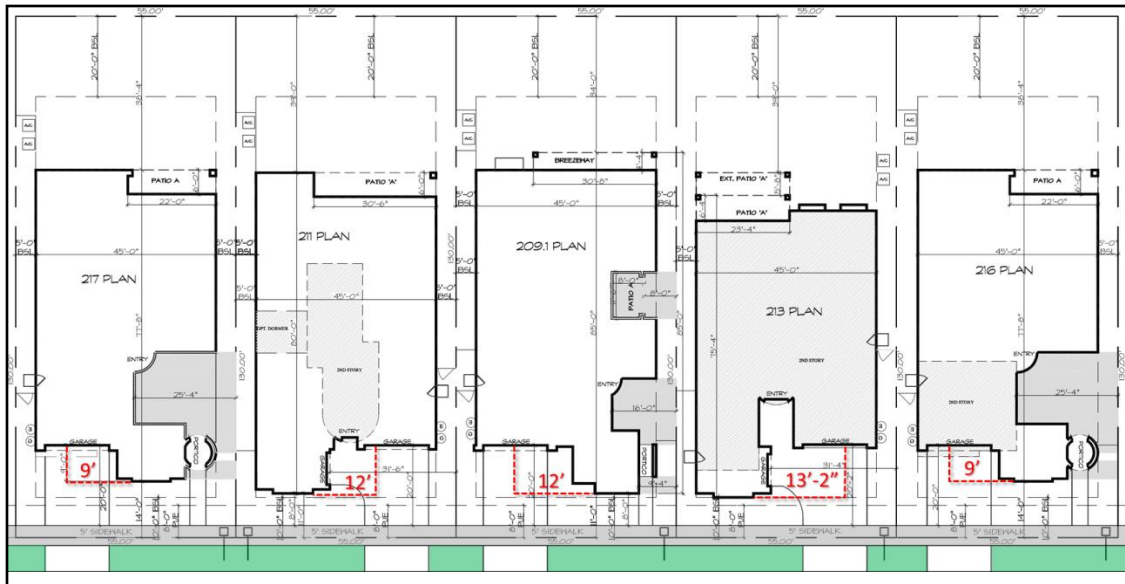
The effect of the proposed model plan series with regard to integral front setback staggering (in-lieu of the staggering system required by the LDC) is not clear in terms of functional or measurable benefit.

Response #3

All of the proposed model types provide an integral staggering (movement between massing of the front elevation) of the front façade that exceeds the LDC staggering requirement and therefore achieves the intent of this zoning provision. Figure 2 (next page) shows the measured difference in front setback proposed for each model type. The following condition of rezoning is proposed to ensure appropriate building setback staggering relative to the streetscape:

Each dwelling unit shall provide an 8-foot minimum setback stagger between the façade of the front-entry garage and the façade of the projecting livable area or side-entry garage.

Figure 2



Concern #4

The benefit of allowing an increased lot coverage for a “hybrid” two-story model is not clear; concerns remain about the location of windows on the second-story element relative to existing, adjacent single family development.

Response #4

One of the proposed model types includes a second story element that has a livable area that is less than 23% of the first floor livable area; this arrangement is considered a hybrid two-story model as the second floor area is minimal and primarily intended to provide decorative value for the streetscape, with the utility of this livable area being a secondary intent. As the LDC lot coverage requirement variation between one and two story homes exists to ensure one and two story housing have a similar floor to area ratio, the lessor bulk and massing of the hybrid two-story model warrants the more flexible lot coverage requirement. The following modified deviation is proposed to ensure the lot coverage flexibility sought is limited to the hybrid two-story development character previously described:

Two story homes that have a second level with livable area that is less than 23% of the area under roof of the first story and have no rear-facing windows shall be allowed a lot coverage maximum of 45%, plus the 5% allowance for open air accessory structures, open air attached patios and open air porches.

Concern #5

The Planning Commission is concerned about two-story development occurring adjacent to single-story development; would like to include condition language that codifies the applicant’s commitment to the surrounding neighborhood.

Response #5

The following condition of rezoning is proposed to ensure appropriate locations for one, hybrid two-story and two-story development; this condition reflects the understanding between the surrounding neighborhood and the developer:

Homes constructed on lots along the southern boundary of the site and homes constructed directly behind existing one story homes on the northern boundary must either have no second story or have a second story livable area that is less than 20% of the area under roof of the first story and contains no rear-facing windows.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on July 9, 2014. Approximately ten residents of the surrounding area attended the meeting. In general, those in attendance expressed their support for the proposed development noting they feel development will minimize the speed of cut-through traffic. Those in attendance asked that development provide a solid perimeter wall and that proposed two-story homes not back-up to their homes.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-24 rezoning of approximately 12.4

acres of real property generally located north of the northwest corner of Elliot Road and Val Vista Drive from Single Family-35 (SF-35) zoning district to Single Family-7 (SF-7) zoning district with a Planned Area Development (PAD) overlay subject to the following conditions:

1. Development shall be in substantial conformance with the development plan reviewed by the Planning Commission December 3, 2014.
2. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
3. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Standards	SF-7
Minimum Lot Dimensions (ft.) Width	55
Minimum Building Setbacks (ft.) Front	10 (Livable Area) 20 (Front Entry Garage) 10 (Side Entry Garage) Each dwelling unit shall provide an 8-foot minimum setback stagger between the façade of the front-entry garage and the façade of the projecting livable area or side-entry garage
Side	5&5
Maximum Lot Coverage (%) Two/Three Story	45 (Hybrid Two Story)

4. Development shall provide three or more individual model types that contain a side-yard that exceeds 5' for at least 35% of the length of one of the model's side elevations.
5. Two story homes that have a second level with livable area that is less than 23% of the area under roof of the first story and have no rear-facing windows shall be allowed a lot coverage maximum of 45%, plus the 5% allowance for open air accessory structures, open air attached patios and open air porches.

6. Homes constructed on lots along the southern boundary of the site and homes constructed directly behind existing one story homes on the northern boundary must either have no second story or have a second story livable area that is less than 20% of the area under roof of the first story and contains no rear-facing windows.

Respectfully submitted,



Jordan Feld, AICP
Senior Planner

Attachments:

Attachment 1	NOPH/ Vicinity Map
Attachment 2	Aerial Map
Attachment 3	General Plan Exhibit
Attachment 4	Zoning Exhibit
Attachment 5	Development Plan
Attachment 6	Rezoning Narrative
Attachment 7	Draft Planning Commission Minutes, 11/5/14 Study Session

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, December 3, 2014* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, December 18, 2014* TIME: 7:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

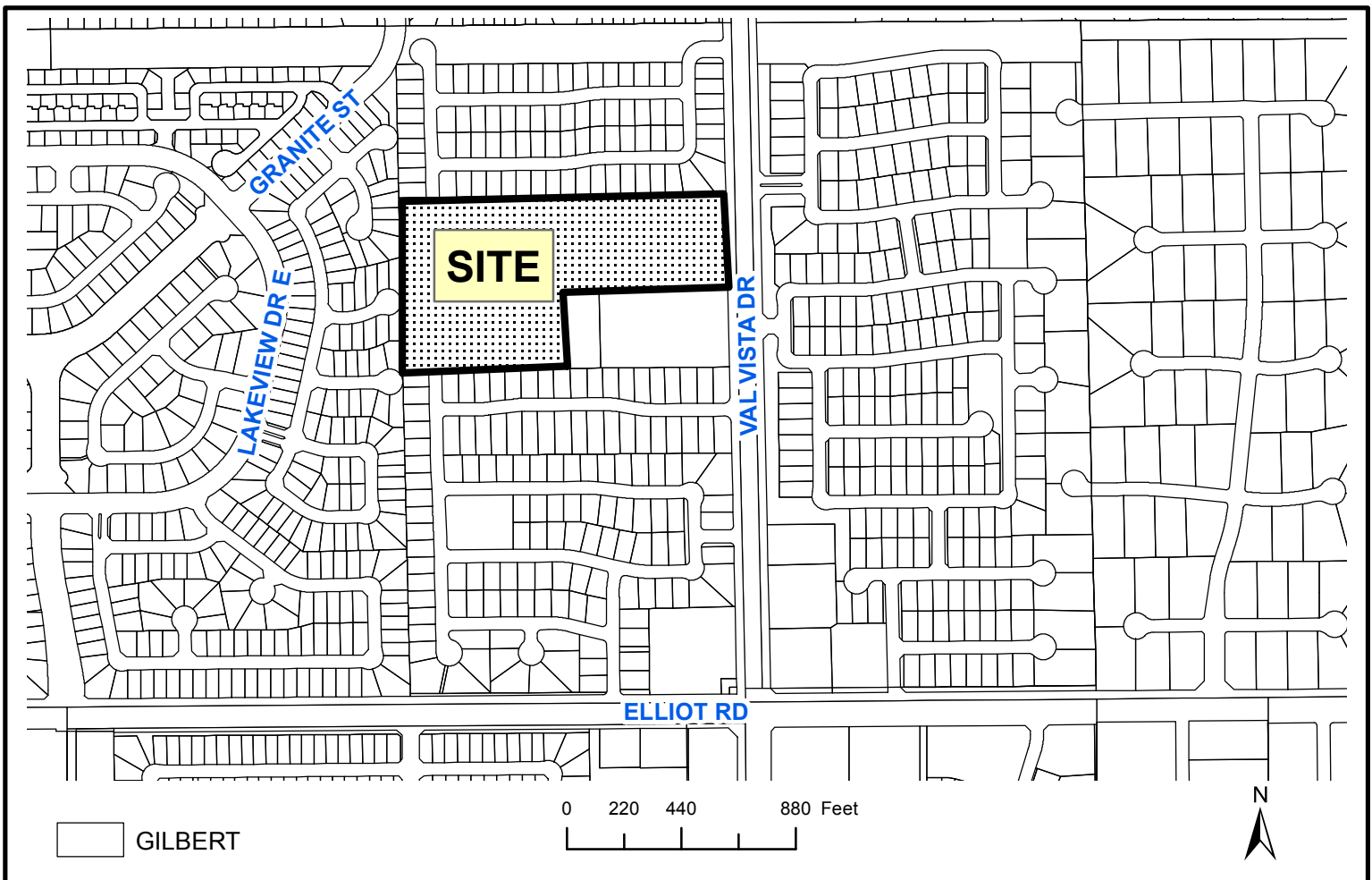
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

Z14-24: Request to rezone approximately 12.4 acres of real property generally located north of the northwest corner of Val Vista Drive and Elliot Road from Single Family-35 (SF-35) to Single Family-7 (SF-7) zoning district with a Planned Area Development Overlay zoning district to modify the minimum lot width, minimum front yard building setback, maximum lot coverage, staggering of the front yard building setback and minimum side yard building setback. The effect of the rezoning will be to increase residential density.

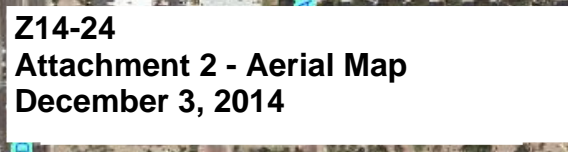
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

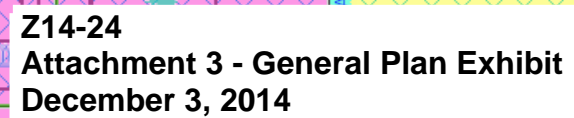
SITE LOCATION:



APPLICANT: Earl, Curley & Lagarde
CONTACT: Stephen C. Earl
ADDRESS: 3101 N. Central Avenue, #1000
Phoenix, AZ 85012

TELEPHONE: (602) 265-0094
E-MAIL: searl@ecllaw.com



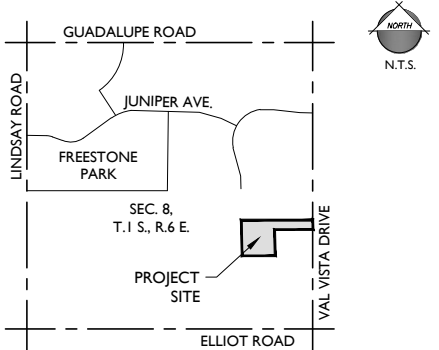




ZONING EXHIBIT FOR BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

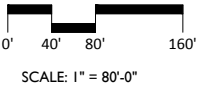
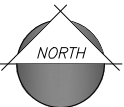
DEVELOPER
RYLAND HOMES
890 W. ELLIOT ROAD
SUITE 102
GILBERT, AZ 85233
TEL: (480)-556-1216
CONTACT: REED PORTER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON /
BRYAN KITCHEN, P.E.

ATTORNEY
EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85012
TEL: (602)-265-0094
FAX: (602)-265-2195
CONTACT: STEPHEN C. EARL

PROJECT DATA

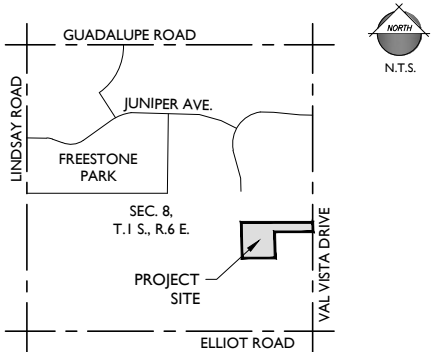
A.P.N.	304-13-008D (A PORTION THEREOF)
CURRENT LAND USE:	AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 3.5 - 5 DU/AC
EXISTING ZONING:	SINGLE FAMILY-35 (SF-35)
PROPOSED ZONING:	SINGLE FAMILY-7 PAD (SF-7 PAD)
GROSS AREA:	+/- 12.40 ACRES
NET AREA:	+/- 12.12 ACRES



DEVELOPMENT PLAN
FOR
BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER
RYLAND HOMES
890 W. ELLIOT ROAD
SUITE 102
GILBERT, AZ 85233
TEL: (480)-556-1216
CONTACT: REED PORTER

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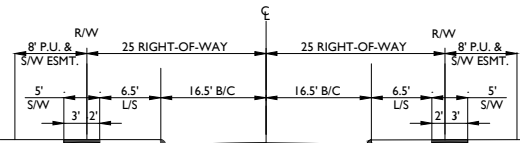
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GROSS AREA:	+/- 12.40 ACRES
NET AREA:	+/- 12.12 ACRES
NO. OF LOTS:	43 LOTS
GROSS DENSITY:	3.47 DU / AC
NET DENSITY:	3.55 DU / AC
OPEN SPACE:	2.49 ACRES (20.54% OF NET AREA)

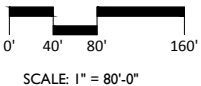
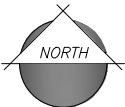
DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT
STANDARDS OF THE APPROVED BRIGHTON PAD ZONING
ORDINANCE.

PUBLIC STREET CROSS SECTION



Z14-24
Attachment 5 - Development Plan
December 3, 2014

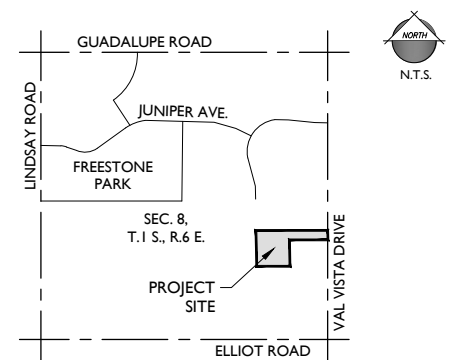




DEVELOPMENT PLAN FOR BRIGHTON

A PORTION OF THE SOUTHEAST QUARTER, SECTION 8,
T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER RYLAND HOMES 890 W. ELLIOT ROAD SUITE 102 GILBERT, AZ 85233 TEL: (480)-556-1216 CONTACT: REED PORTER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / BRYAN KITCHEN, P.E.
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3101 N. CENTRAL AVENUE
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PHOENIX, AZ 85012
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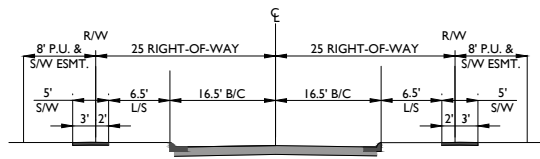
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DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT
STANDARDS OF THE APPROVED BRIGHTON PAD ZONING
ORDINANCE.

PUBLIC STREET CROSS SECTION



Rezoning Narrative

Updated November 17, 2014

BRIGHTON

250 N. Val Vista Drive



**RYLAND
HOMES®**

Prepared By:

Ryland Homes
890 W. Elliot Rd., Suite 101, Gilbert,
AZ 85233
Contact: Reed Porter, President

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
Contact: Stephen Earl
602-265-0094

EPS Group, Inc.
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
Contact: Bryan Kitchen
480-502-2250

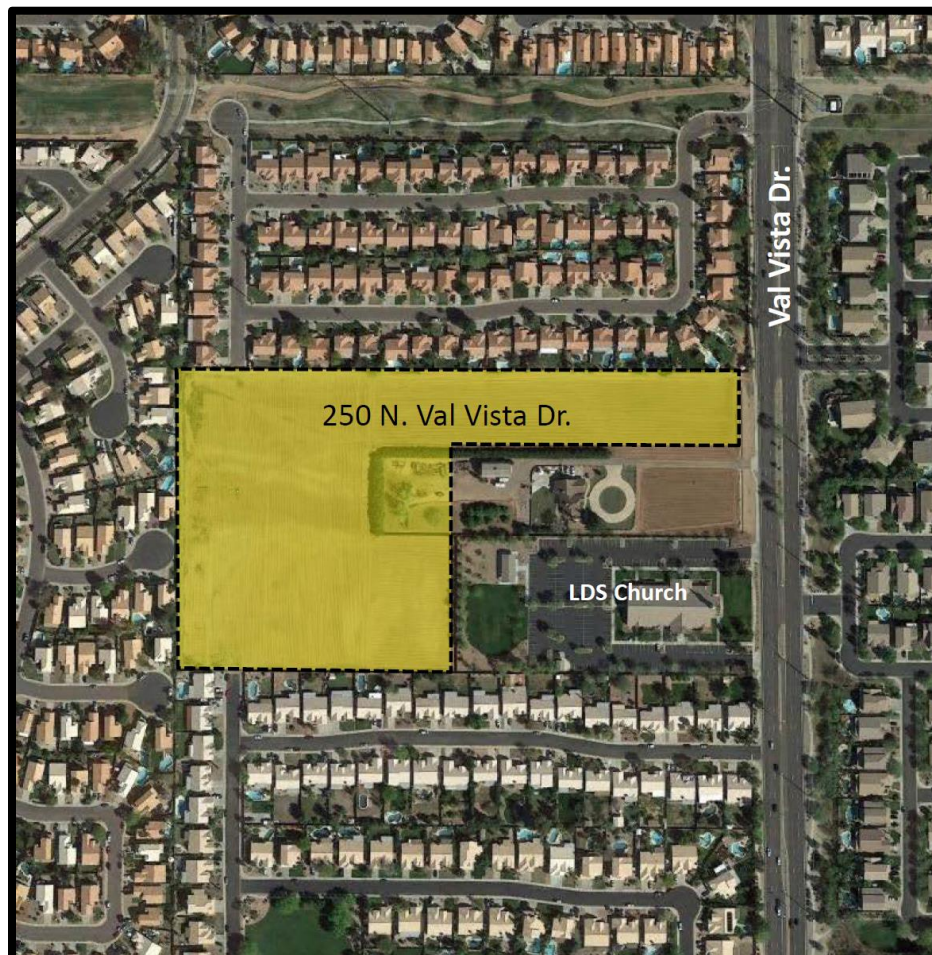
Greev Pickett
7144 E. Stetson Dr., Suite 205
Scottsdale, AZ 85251
Contact: Russ Greev
480-609-0009

INTRODUCTION

Ryland Homes is proposing to develop a 12.4-acre (gross) remnant infill parcel within the residential fabric established by existing surrounding single-family neighborhoods. The subject property is located on the west side of Val Vista Drive, approximately 1800 ft. north of Elliot Road, and surrounds the LDS Church building on two sides. The proposal is to change the zoning classification on this infill parcel from Single Family (“SF”)-35 to SF-7 PAD and develop a small subdivision of 43 homes to be known as “Brighton.” The houses on these lots will be marketed to move-up buyers with prices ranging between \$350,000-\$550,000 and home sizes ranging from 2,166 to 4,650 square feet. The lots are designed with a depth of 130 ft. and width of 55 ft. Overall density is approximately 3.47 units per acre (gross).

REZONING REQUEST (SF-35 to SF-7 PAD)

The subject parcel is one of only two remaining vacant parcels in the entire area. It is the leftover land surrounding the residence of the original land owner and the Church. Over the last twenty years this piece has become a classic passed-over infill parcel entirely encircled by existing residential development. When the balance of the original farm was developed into the surrounding neighborhoods, this parcel was held back by the owner for their own use. The owner recently made the decision to allow this remaining parcel to be developed with single-family lots and homes.



Adjacent properties and land uses are summarized in the Surrounding Development Table below:

Surrounding Development Table			
Direction	Existing Use	Zoning District	General Plan Designation
North	Single-Family Residences	SF-7	Residential > 3.5 -5 DU/Acre
East	Single-Family Residences (Across Val Vista Drive)	SF-8, SF-7 & SF-6	Residential > 3.5 -5 DU/Acre
South	Single-Family Residences	SF-7	Residential >3.5-5 DU/Acre
West	Single-Family Residences	SF-6	Residential > 3.5 -5 DU/Acre

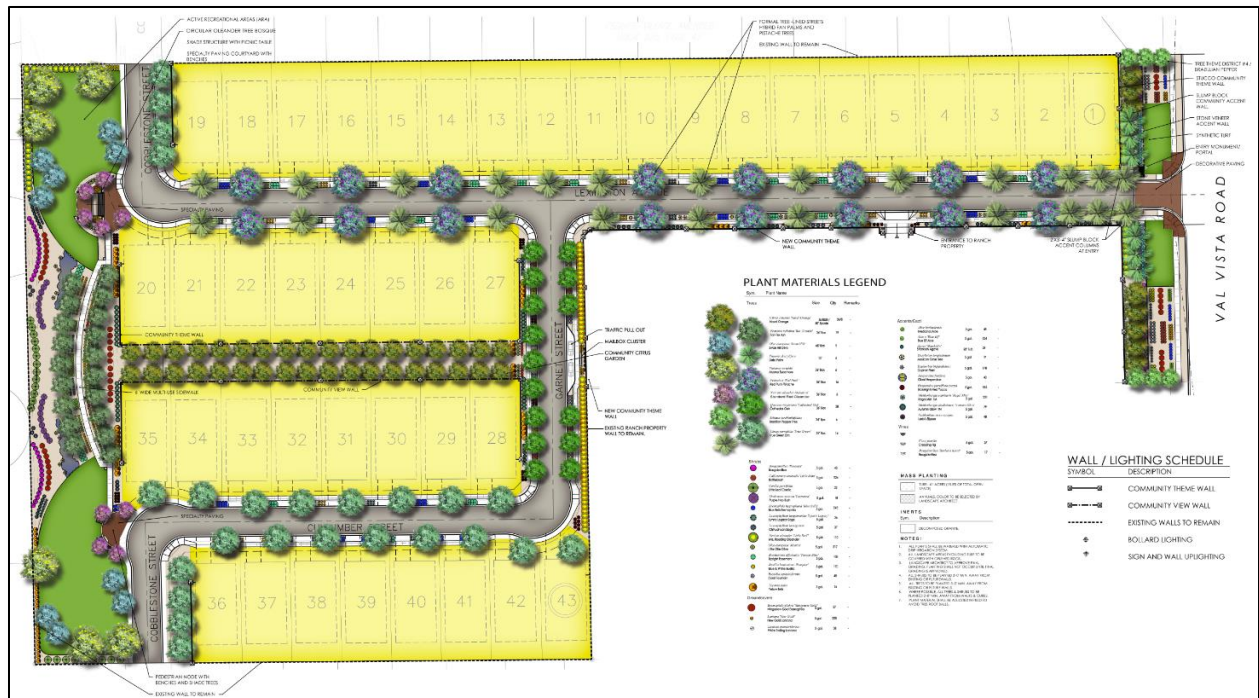
With its small size, context, and surrounding development, the design options for any single-family subdivision on this parcel are limited. Ryland's proposed Brighton subdivision of 43 lots is an exceptional solution to these parcel size and infill challenges. Whenever remenant, interior parcels like this are passed over for decades as the balance of the area develops, the typical option most commonly pursued is to seek higher density townhouses or even apartment housing. However, it is clear from the Gilbert General Plan that the Town has always envisioned this remnant property be part of the overall single-family neighborhood and street circulation pattern. The proposed design utilizes these existng street connections and provides lots consistent with those in the area and at a density consistent with the adjacent neighborhoods.

Under the proposed SF-7 PAD zoning, Ryland Homes would be providing existing area residents the option to move up to larger, well-appointed homes and still remain in their neighborhood, school districts, churches, and continue with familiar shopping patterns and medical services.

Brighton's main entry will upgrade the streetscape on Val Vista Rd. and will deliver a dramatic sense of arrival.



Brighton's streets will have an upscale and neo-traditional design with detached sidewalks (separated from the curb by 6.5 feet) and trees lining each side.



As noted in the Introduction, Brighton will feature high-end homes ranging in price from \$350,000 to \$550,000 and in size from 2,166 to 4,650 square feet.

Five floor plans will be offered in Brighton (two traditional single-story plans, one traditional two-story plan, and two hybrid homes that are single-story plans with small second-story livable spaces).

Ryland will offer three elevations for each plan. Below are the three elevations proposed for the single story Plan 217, demonstrating both the diversity between elevations and each elevation's high design quality.



Current homebuyers are looking for houses with highly livable outdoor spaces. Brighton meets this demand by transferring ordinary outdoor space from the front yard to more livable outdoor spaces in the side and rear of the home through the use of interior courtyards, patios, and covered spaces.

Three of Brighton's plans feature one or two interior courtyards with optional fire pits and fireplaces for highly usable outdoor space that support relaxation and family activities in a protected environment.



To facilitate maximum use of each home's patio and rear yard, Ryland will offer its innovative "wall of glass" feature. The wall of glass is a series of sliding glass doors that fully open to connect the living room to the backyard in a manner that dramatically increases the livability and functionality of outdoor space.



All front yards (including the tree-lined landscaping area proposed between the sidewalk and back of curb and the sidewalk itself) in Brighton will be HOA-maintained, and backyard packages will be offered at time of purchase, featuring upgraded amenities such as pools, BBQs, fire pits, open patios, and hardscape.



Regarding home size, the Arizona Republic and the National Association of Home Builder's Vice President of Survey and Housing Policy Research have stated that many members of the Baby Boomer generation are actually looking to increase the size of their homes, not reduce. This is due to various factors, but includes the Boomers' desire to have home offices. Brighton will meet this demand by offering three single-story floor plans with up to 2,595 square feet of living space. This will provide ample space not only for home offices but for houseguests as well.



Brighton's residents will also be within convenient walking distance to Gilbert's highly amenitized Freestone Park, one of the Town's largest and most elaborate community parks.



Development Standards

Housing choices have evolved significantly in the 20 years since the larger neighborhood was developed. Ryland's proposed new floor plans bring much of the refinements in home design and technology that is now available into an established residential area. The proposed elevations feature high design quality that will bring new energy to the area.

Lot Width and Side Yard Setbacks

Lot widths and side yard setbacks are part of the appearance of a neighborhood and Ryland wishes to utilize standards compatible with those of the adjacent neighborhoods to north, west, and south (as recorded in each of the three neighborhood's final plat). As for lot width, the adjacent subdivisions utilize lot widths of 58' (north), 45' (west), and 60' (south). Brighton's proposed 55' lot width is a natural fit and compatible with the adjacent neighborhoods. The unique shape of this infill piece created the need for lots that were deeper than the standard required but slightly more narrow. Lot depths provided in Brighton are 130', where 100' is otherwise allowed in SF-7.

This unique shape of this site also affected side yard setbacks. And Brighton will incorporate the same 5' and 5' (10' total) minimum setbacks found in each of the adjacent platted subdivisions.

Experience shows that 5' side yards may actually be preferable in this setting because 10' side yards can lead to the installation of sheds, which then violate building setbacks and can be seen from street. The preference again is to extend the rear yards up from the 100' minimum to 130'.

Access through Brighton's side yards will be unobstructed, providing a 5' wide access way between the front and rear of the house and a location for refuse containers and other items. A/C units will be moved out of side yards per Gilbert's Land Development Code.

Three of Brighton's five floorplans feature side courtyards, which turn standard side yards from simply passage ways into attractive usable spaces.

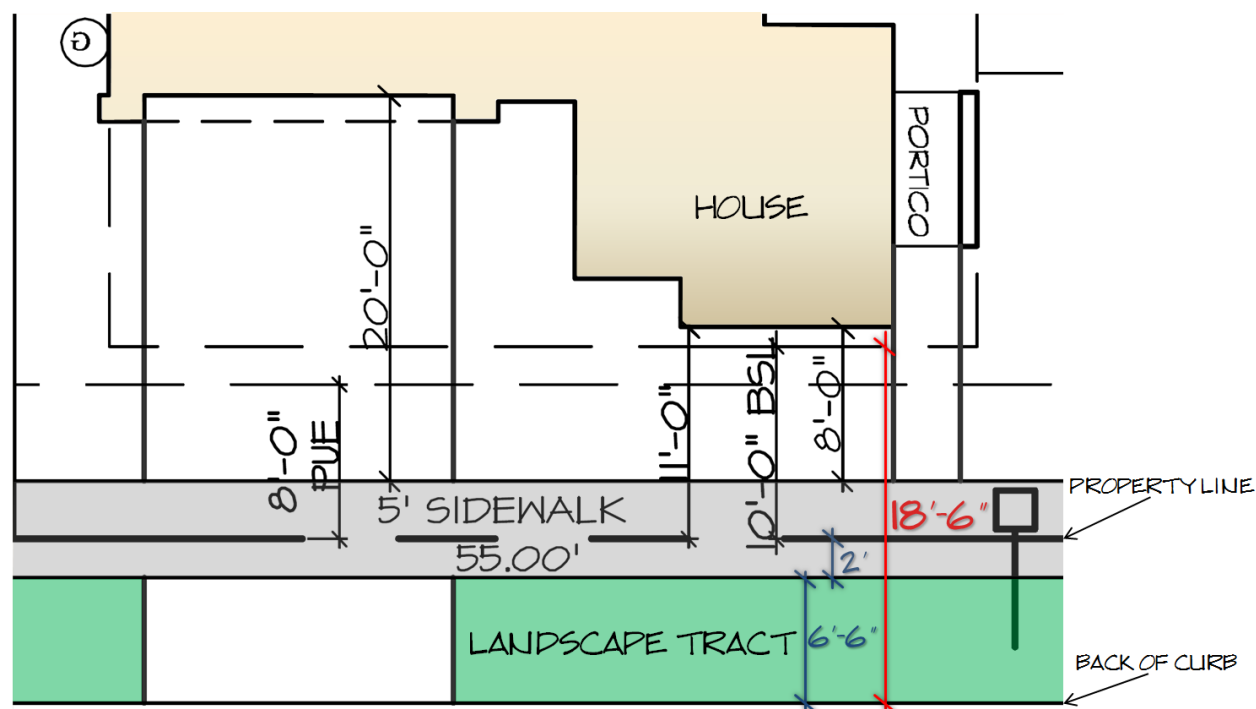


Finally, Ryland's noise attenuation construction, such as double pane windows and wall insulation, makes noise transference between homes a non-issue.

Front Yard Setback

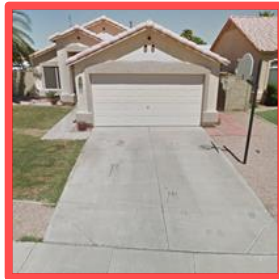
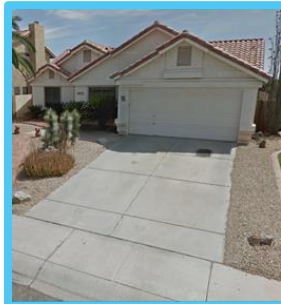
In this small neighborhood of homes, Ryland would like to create a small village feel by reducing the front yard setback from SF-7's requirement of 20' (or 15' in the case of side entry garages) to 10', by installing a detached sidewalk, by landscaping the 6.5-foot area between the curb and the sidewalk with street trees, artificial grass, and plants, and by having everything back of curb (including the landscape area, sidewalk, and front yard) be maintained by the HOA. Over time, these trees will create a shade canopy over both the street itself and the sidewalks, which in turn create a softer, more intimate environment. Bringing the homes closer to the street helps to create the neo-traditional streetscape that will dramatically increase both the aesthetic of the neighborhood and its walkability.

As the exhibit below demonstrates, although the front setback is technically 10' from the property line, the home will actually be setback at least 18.5' from the back of curb due to the 6.5' landscape tract and the fact that 2' of the sidewalk is within the right of way.



This setback also provides Ryland the flexibility to reduce garage dominance by allowing the house itself to be on a plane forward of the garage. Garage-dominant design is prevalent in the streetscapes of many older neighborhoods. This aesthetic occurs when front facing garage doors are positioned forward on the lot while the remainder of the home is recessed. The result is that the garage door becomes the dominant architectural feature of the home.

The photos below are of homes within immediate proximity to the subject site (color coded to aerial). They illustrate how garage dominant design detracts from the architectural appeal of the residential streetscape.



Brighton will reverse this design aesthetic by bringing the home closer to the street and leaving the garage recessed. This change will emphasize the home's architecture and de-emphasize the garage, resulting in an overall improvement of the streetscape of the neighborhood and fulfilling one of the Town's General Plan Policies (Ch. 10; Policy 7.5 "De-emphasize garages on the streetscape").



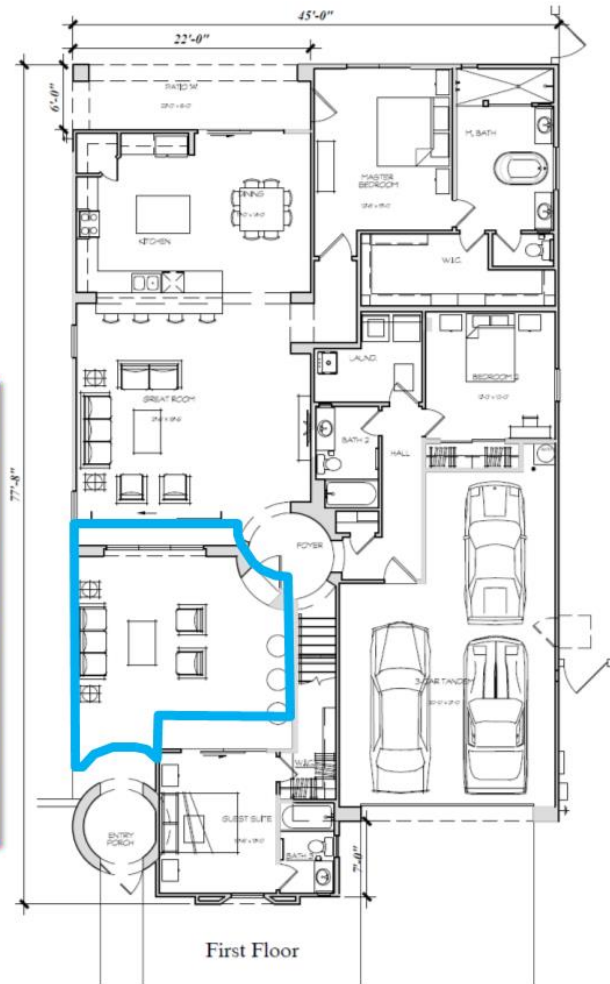
Plan 209



Plan 213

Another way to de-emphasize garage appearance is with side-entry garages. Ryland will therefore offer models with this feature, where the side entry garage element is brought forward on the lot. The architecture proposed for these side entry garages makes the street side look like livable space (see example below). Because SF-7 already allows a reduction from 20' to 15' for side entry garages, the request for a 10' setback for side entry garages is a modest request. Moreover, when measured from back of curb to the side-entry garages, the setback is actually at least 18.5'.

Another way Ryland proposes to tie the neighborhood closer together is through the use of front courtyards. Rather than relying solely on the quiet and secluded nature of rear yard amenities, the amenitized courtyards bring residents out to the front – closer to the pedestrian sidewalks.



The reduced front yards in Brighton will also allow larger rear yards, which are made dramatically more usable with Ryland's wall of glass option that connects the indoor living room to the outdoor rear yard.



SF-7 requires a 20' front setback and a 20' rear setback – a total of 40'. Brighton will maintain the same 40' of total front/rear setback required by SF-7. The lots will simply transfer 10' from the

front yard to the backyard, where it is more likely to be used, resulting in rear yards that are between 33' and 43' in most cases (and between 28' and 38' on 6 of the 43 lots). In this way, the neo-traditional, tree lined streetscape with off-set sidewalks and house forward designs will create the benefits of knitting the neighborhood together, slowing traffic down, bringing neighbors out to their front yards more and yet also allow larger rear-yard amenitized space.

It is worth noting that on this site there are no concerns regarding continuity of front setbacks between Brighton and the pre-existing homes. As the site plan below illustrates, none of Brighton's front yards will be adjacent to the front yards of pre-existing homes. While the local streets will complete the intended connectability of the larger neighborhood pattern, Brighton will be able to create its own special ambiance.

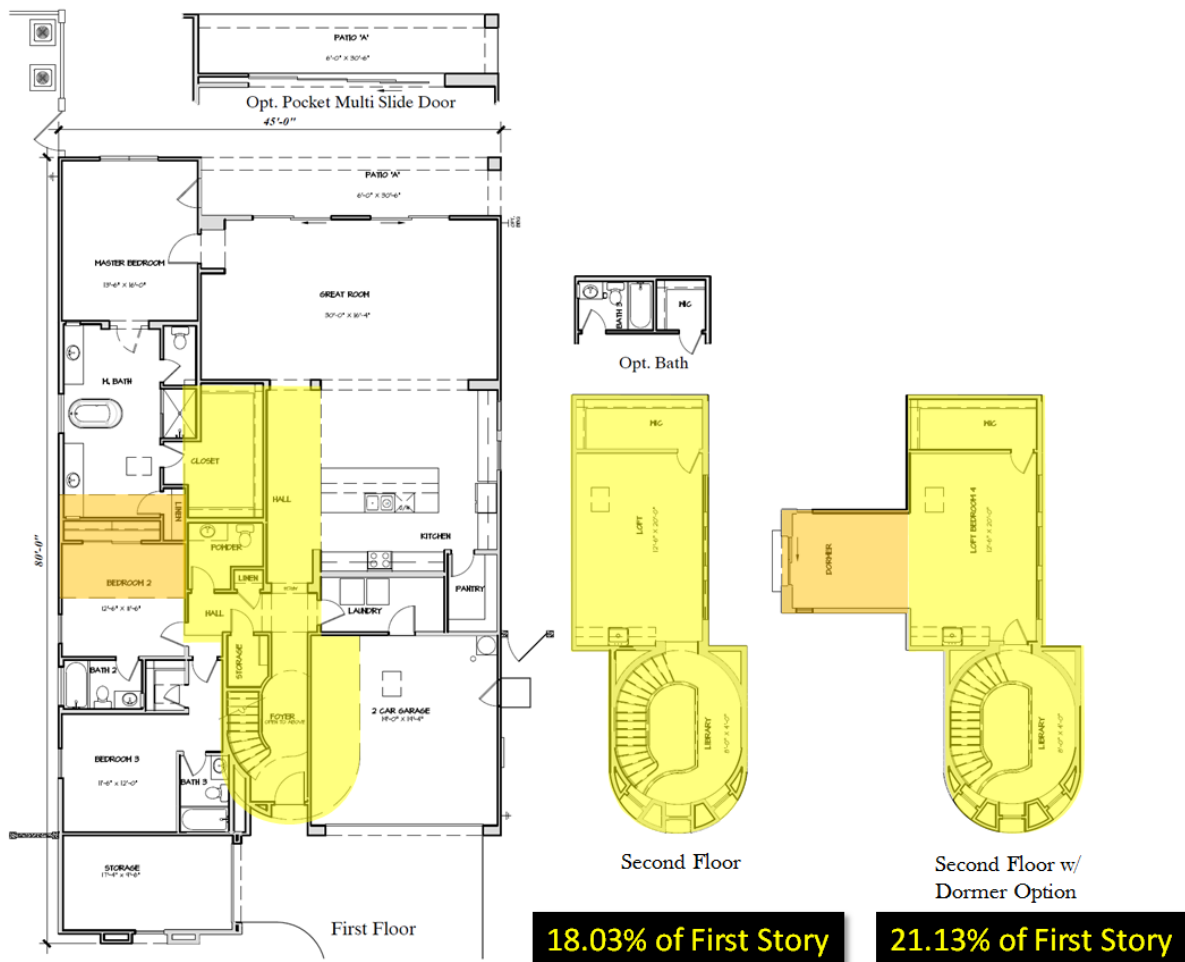


Hybrid Homes

As earlier noted, Brighton will offer two hybrid plans, which are unique single story homes with minor second-story livable areas. This PAD includes a request that one of those hybrid plans, Plan 211, be classified as single-story homes for purposes of lot coverage calculations. As will be discussed in more detail below, because of the way this hybrid homes relates to houses outside of the neighborhood, it is appropriately classified as a single-story home.

Although Phoenix considers the 211 Plan to be a one-story home with a mezzanine, Gilbert's previous position has been that any livable space above the first story, no matter how small, makes the entire house two stories. Thus, an accommodation via this PAD is necessary.

Although Gilbert's code interprets this unit as a two-story home, its second story element is only 18.03% of the first story (or 22.38% if dormer option is added¹).



Moreover, the 211 has the appearance of a one-story home (which is illustrated by its positioning next to the true two-story home in the picture below).

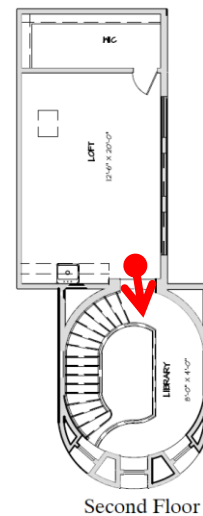


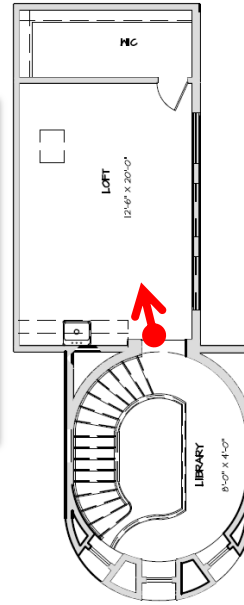
¹ Dormer option will not be offered on lots which Ryland has voluntarily agreed to restrict to single story or hybrid plans.

The second-story windows above the front door appear to be merely clear story windows for a vaulted entry way. However, they are associated with the small second-story element.



The second-story element does not extend over the entire footprint of the house and contains only a small loft, library, and closet (with the option of converting a portion of the closet to a bathroom – shown in the second photo below).

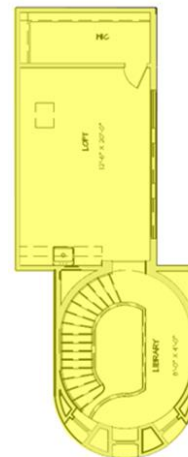




Second Floor

The windows visible in the photo above are only interior to the house. They overlook the kitchen. There are no exterior windows at this loft level, except those shown in the turret element facing the front of the home.

The 211 Plan's loft/library element is completely (or nearly) invisible from the rear. No existing resident to the rear would be able to see the loft/library because this small space does not extend to the back of the house. It also does not have windows facing to the rear. The photo below shows the rear elevation of the 211 hybrid plan to illustrate this point. This photo also shows a true two-story home off to the right.



Second Floor

Because the second story element of the 211 Plan is so minor, we are asking that as part of our PAD request, this 211 Plan be defined or classified as a single-story home plan for purposes of lot coverage.

Based on the foregoing, the development standards table that Ryland proposes for this PAD is as follows:

	SF-7 Standards	Proposed SF-7 PAD Standards Unless otherwise noted, the standards below apply to all lots within Brighton
Minimum Lot Area (sq. ft. per d.u.)	7,000	No Deviation
Minimum Lot Dimensions (ft.)		
Width	65'	<u>55'</u>
Depth	100'	No Deviation
Maximum Height (ft.) / Stories	30/2	No Deviation
Minimum Building Setbacks (ft.)		
Front	20' (livable and front entry garages) 15' (side entry garages) Stagger of front setbacks required (3-foot minimum)	10' (livable and side-entry garages/storage spaces) with 20' for front entry garage Front setback staggering shall not be required for dwelling units with front- facing garage doors that are recessed by 8 feet or more from the front plane of the livable area or side-entry garage.
Side	5' & 10'	5' & <u>5'</u> (10' total)
Rear	20'	No Deviation
Maximum Lot Coverage (%)		
One Story	45% (up to 5% more for open air accessory structures, open air attached patios and open air porches)	No Deviation
Two Story	40% (up to 5% more for open air accessory structures, open air attached patios and open air porches)	Plan 211 shall be classified as single story for purposes of lot coverage. Otherwise no deviation from standard.

Brighton Implements the General Plan

The General Plan Land Use Map designates this area as Residential with a density range of 3.5-5. Since Brighton has a density of 3.47 du/ac (gross) (3.55 du/ac (net)), the zoning request is at the low end of this range and therefore conforms to the General Plan's Land Use Map.

The proposed development plan with this rezoning application ensures a natural fit with the existing established neighborhood and the open space area to the west serves as a buffer from the higher density single family residential to the west.

In addition to the designation found on the Land Use Map, Brighton and its SF-7 PAD zoning will implement the Town's General Plan in many other ways.

- “Promote the development of a broad variety of new housing types” (Ch. 8; Policy 4.1): Brighton would provide an opportunity for residents already living in the area to upgrade to a larger, higher valued homes without having to leave the area and the schools, shopping, employment and churches they like.
- “Maintain a balance of housing types” (Ch. 2; Policy 1.1): The upscale housing proposed in Brighton will assist in balancing the area's opportunities for various levels of residential single family homes to compliment the demographics of the area.
- “Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels” (Ch. 2; Policy 1.3): Again, Brighton will attract those buyers looking for an ungraded housing experience with well-structured and amenitized rear yards that do not necessitate significant outdoor maintenance.
- “Promote infill development” (Ch. 8 Goal 1.0): Since this 12.4 acre remnant parcel is completely surrounded by existing development, the site certainly qualifies as infill.
- “Provide a variety of models with multiple elevations in each new development” (Ch. 10; 7.4): Brighton will feature five home plans with three significantly different elevations for each plan.
- “De-emphasize garages on the streetscape” (Ch. 10; Policy 7.5): The house plans of Brighton each de-emphasize garage doors by bringing forward the livable area of the house and recessing the garage and/or the use of side entry garages.
- “Establish neighborhood identity by developing unique entry features and design themes for each project” (Ch. 10; Policy 7.6). The development plan for Brighton includes upscale design features consistent with adjacent neighborhoods and the home designs are highly articulated.
- “Encourage walkable developments” (Ch. 7; Policy 5.9). “Encourage ‘walkable’ communities” (Ch. 11; Policy 1.2). By incorporating several design elements, including detaching the sidewalk and bringing homes closer to the street, Brighton will create a neo-traditional streetscape, which will create the benefits of knitting the neighborhood together,

slowing traffic down, bringing neighbors out to their front yards more and yet also allow larger rear yard amenitized space.

- “Separate sidewalks from curb lines by landscape areas where possible” (Ch. 6; Policy 10.2). Brighton will create a neo-traditional streetscape with a sidewalk that will be detached 6.5 feet, creating a landscape area with trees to line each side of the street.

CONCLUSION

This PAD rezoning request fulfills the Town’s desire for compatible infill development that expands housing opportunities for residents through innovate design. Infill parcels are typically the most problematic parcels to develop, because the challenges of developing a long passed over parcel are substantial. Normally, this results in higher density housing being sought for such parcels, which in turn bring challenges with the new development’s compatibility with the adjacent properties. But in this case, Brighton is being proposed at a comparable density to the adjacent subdivision and with high-quality move-up single-family homes that will make this an exceptional project that utilizes the existing street pattern and completes the mosaic of this area.

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE, GILBERT AZ
NOVEMBER 5, 2014**

COMMISSION PRESENT: Chairman Joshua Oehler
Vice Chairman Kristofer Sippel
Commissioner David Blaser
Commissioner Carl Bloomfield
Commissioner David Cavenee
Commissioner Brent Mutti
Commissioner Jennifer Wittmann

COMMISSION ABSENT: None

STAFF PRESENT: Planning Services Manager Linda Edwards
Senior Planner Jordan Feld
Senior Planner Amy Temes
Planner Nicole McCarty

ALSO PRESENT: Town Attorney Jack Vincent
Recorder Margo Fry

CALL TO ORDER

Z14-24 - Request to rezone approximately 12.4 acres of real property generally located north of the northwest corner of Val Vista Drive and Elliot Road from Single Family-35 (SF-35) to Single Family-7 (SF-7) zoning district with a Planned Area Development Overlay zoning.

Senior Planner Jordan Feld stated that Z14 – 24 was something of an infill parcel. He noted that the 12.4 acres would be coming out of a larger parcel and that the house on the farm would remain until such time as the owner is ready to redevelop the parcel. Surrounding the entire development is a range of SF – 6 and SF – 8 developments. The proposed residential density of 3.5 DU/acre is consistent with the General Plan Land Use Designation for the site, which is Residential > 3.5-5 DU/Acre. The subject request implements several General Plan Land Use Chapter goals and policies. There will be 43 lots with access off of Val Vista Drive and the development will provide connectivity to the existing stub to the North as well as the existing stub to the South. A relatively large landscape tract is to be located along the Western boundary. Planner Feld noted that the design feature bringing the road back around will minimize cut through traffic that was one of the concerns of the neighborhood. A detailed conceptual landscape plan which was displayed. There is a unique pedestrian corridor connecting the center point of the subdivision back to the primary active open space of the subdivision. Several deviations are proposed under the PAD. Planner Feld referred to the following information from page 3 of the staff report:

Site Development	LDC	Proposed
Min. Lot Area	7,000 sf	7,000 sf
Min. Lot Width/Depth	65'/100'	55'/100'
Max. Height	30'/ Two-Story	30'/ Two-Story
Min. Front Bldg. Setback	20' Livable/ 20' Front Entry Garage 15' Side Entry Garage 3' Setback Staggering	10' Livable/ 20' Front Entry Garage 10' Side Entry Garage No Setback Staggering
Min. Side Bldg. Setback	5'/10'	5'/5'
Min. Rear Bldg. Setback	20'	20'
Max. Lot Coverage	One-Story 45% Two-Story 40%	One-Story 45% Hybrid Two-Story 45% Two-Story 40%

The proposed lot width of 55' is generally consistent with the surrounding residential development pattern, as is the reduced side yard setbacks of 5'/5'. Spring Creek, the existing development, south of the subject site, has 5'/5' side-yards, a typical lot width of 60' and provides for 4' of front setback staggering (18' to 22'). Esquire Village, the existing development, north of the subject site, has 5'/5' side-yards, a typical lot width of 58' and provides for 10' of front setback staggering (20' to 30'). The allowance of a 10' setback for livable areas and side-entry garages (from 20' and 15' respectively) without a staggering requirement (3' is required) would normally create some concern with regard to streetscape aesthetics. However, the proposed housing product provides staggering through each dwelling unit's projecting mass (the façade at the 10' setback) being set forward from the structure's primary mass (for example, products with a conventional forward-facing garage at a 20' setback is complimented by the 10' setback of the projecting livable area). Finally, the treatment of housing products with a minimal second story livable area that is also oriented to the street and away from potential adjacent single-story may justify the request for hybrid two-story models to be allowed the lot coverage increase requested. Staff is generally supportive of this development concept. It is an infill parcel so perhaps a little more leeway could be given with the difficulties involved although the quality of the design is certainly something that staff appreciates and is part of the reason that staff is looking at the deviations positively.

Commissioner Bloomfield said that he liked the development and supported it. He asked why they were choosing SF-7 PAD versus SF- D where there are not as many deviations.

Planner Feld said that generally speaking, SF – D in an area at 3.5 – 5 dwelling units per acre being the surrounding development pattern, gives them some concern for going as low as SF – D in terms of density. The LDC is fairly clear about when deviations are appropriate and the types of things that they should get in the built environment if they are going to be granting deviations. The infill aspect, the density and attention towards the street scape are the above and beyond design components that tend to warrant the deviations.

Chairman Oehler asked if they had seen the other site plan that Mr. Feld had mentioned that was book ending the street when the other house goes into the future phase.

Planner Feld said that they had not, however, the applicant essentially would flip what they were seeing on the north side of the street currently which is single loaded today and when it redevelops will look similar but will just face the other way. The applicant is proposing to do landscaping through the frontage of Val Vista in front of the out parcel as well so they will not have to come back in later to do that portion.

Commissioner Cavenee said that he thought this was a well thought out infill project. The only deviation that he had a concern with was the side yard setbacks which are 5' and 5'. Given the length of these homes that is a challenge. The applicant has expressed that the plan is to create a greater backyard environment, which is a fair goal in these residential units; however, it loses some of its value if you can't get to it in a comfortable manner. In solving a little of the deviation for lot width and the side yard setback

Commissioner Cavenee would propose that the applicant consider 5' and 10' minimum which puts them back at code on side yards and gets them halfway back to the lot width. The applicant would lose 5 lots but they can get retention in some of the balance of those losses and gain back perhaps a couple along the backstreet that they have intercepted. They could put 2 on the South and 2 on the North and get 4 of the 5 lots back right there and build back in any retention demand. Commissioner Cavenee was compelled by the enhanced backyard component if they can provide a larger side yard to access it.

Planner Feld said that it was something that they could look at and perhaps could be redesigned without much effort.

Chairman Oehler said that he agreed that it was something that needed to be looked at a little more carefully in terms of the 5' and 5' but if they look at the majority of the site plans there is still a huge gap and if you average 5' for 50% of the homes they have 25' for the other 50% of the homes so they are using some of that space. When looking at the floor plans where there is a front entry yard, the entire front part is open so the actual setback for the building is approximately 20 feet for 50% of the homes. Chairman Oehler said that he was looking at plan 301 on page 16 of the zoning narrative.

Planner Feld said that on many of the lots they are designing private open space in conjunction with the side yard so there is a very small link segment of that façade which is actually 5' to the property line. On the other side of that façade is probably the entire length of the building is 5' from the side yard. On one side it is a true 5' setback and the wall is right on 5 feet and on the other side of the building they are notching in open space.

Commissioner Cavenee said that he still did not think that solves the pinch points which are significant. The majority of side yards will not be greater than 5'. He said that he had lived with the 5' yard setback and it is not very useful and can quickly become cluttered and impassable. One side yard needs to be somewhat bigger. That is why the code currently says 5' and 10' because that was determined to be a reasonable approach to residential at SF - 7. The lots to the North and South were mostly 5' and 5' but was it right to keep doing that, especially given the current zoning.

Chairman Oehler said that when the case comes back he would like to know what percentage of the homes were 5' and 5' and how many were open side to side.

Planner Feld said that currently 50% of the lots have the private open space in conjunction with the side yard and the other 50% would have true 5' and 5'.

Chairman Oehler said that he also wanted to know how they were staggering them and if they were ending up with an average of 5' and 10' or do they really end up with 5' and 5'.

Commissioner Mutti said that he liked the solution to the north/south cut through's as it showed a real partnership with the neighbors and a win/win as they end up with that nice western greenbelt area. Having looked at the previous submittals by this applicant and seeing that product type on these lots he was okay with the give-and-take. Commissioner Mutti said he had had a 5 yard setback and a 10 yard side yard and that they were both equally useless to him.

Commissioner Cavenee said that the applicant has made some agreements with the neighbors to restrict 2 stories and one stories and he found that all very satisfactory and that it was a great negotiation and he could support all those concepts.

Commissioner Bloomfield said that there was a point where it stated that model 211 should be considered as a single-story. On a previous project there was real concern about windows being to the back and there were no windows on the back on this one but they do have a 2nd story component. The applicant is proposing to have it be considered in lot coverage as a single-story and was the Planning Commission okay with that.

Chairman Oehler said that he would want to tie that directly to that plan. He asked for clarification on the 2nd story window.

Planner Feld said that the window they were seeing on the right elevation was part of the turret and was arguably a side window. The deviation that was being requested was if it were two-story could they have the additional lot coverage. Staff's comfort level would be conditioning the design elements that they would like to see as opposed to a plan number as plan numbers can change over time.

Chairman Oehler said that he would not want windows on the 2nd story facing into other yards.

Commissioner Cavenee asked when the certain lot coverage numbers were established and corresponded to different story heights, what was the reason it was contemplated that way.

Planning Manager Linda Edwards said that she was part of that conversation in 2003 – 2005 when they created the new standards and they were encouraging one story development in Gilbert, therefore, more lot coverage. It was to encourage one story development.

Commissioner Cavenee said that the Commission was anchoring some of their concepts on whether you could see the neighbors and he wondered if there was something more substantial to the reason why.

Planner Feld said that the lot coverages allow for the same floor area at different footprints.

Commissioner Cavenee said in that case he was okay with it as he did not consider it to be a grand 2nd floor but more of an articulating feature.

Commissioner Mutti said that he would be cautious about restrictions on windows on the 2nd story that look to the side as there were traditional two-story units in this development that would probably be encumbered unintentionally.

Chairman Oehler said that in his opinion the 2nd story was a small additional room that gives a little bit of movement to the building and adding a complete 2nd story gets further down that road where they are getting away from the spirit of what they were looking for in 2003 – 2005 to hold to that lot coverage of a one story versus two-story.

GP14-02 - Gilbert 2014 Annual General Plan Update - Request for a Minor General Plan Amendment to amend the Town of Gilbert General Plan: Chapter 10, Character Areas - Santan Character Area Update, to update the specific area plan to reflect the community's vision for the future of the character area.

Senior Planner Amy Temes stated that the General Plan is used by the Town Council and the Planning Commission as a guide to evaluate policy changes and budget decisions. It is used by staff to evaluate building and development in order to make recommendations. It is used by the public as a long range guide to the community. The Town has four Character Areas within the General Plan of which the Santan Character Area (SCA) is one. A Specific Area Plan was created in 1998 when Gilbert's planning area increased with this territory. After many open house meeting and hearings, the Character Area was created and served as the tool to recognize the importance of the rural agricultural heritage of south Gilbert. Aerial photos were displayed and it was pointed out that between the 2000 and the 2014 aerials that a predominate agricultural community existed and it has blended in with suburban Gilbert over the years. Over time, the once predominantly agricultural area has seen the construction of master planned communities, the development of 84 miles of new collector and arterial roads, 20 traffic signals and over 100 new businesses and restaurants. Service oriented in-fill development is just beginning to respond the SCA population growth. Schools, churches and residential rooftops are now dominant in the area. There is still significant interest from the development community to continue residential construction in the SCA. Today there is less than 1800 acres of actively farmed land and less than 3000 acres of vacant or farmland. In the spring of 2014 staff began the SCA update and held to community meetings. A mailing was sent to over 10,000